

GATE PARKWAY | AVAILABLE LAND

JACKSONVILLE, FL



- COMMERCIAL PROPERTY
- ENTITLEMENTS IN PLACE FOR 180,000 +/- SF
- PUD ZONING
- LAST REMAINING LARGE PARCEL ON GATE PARKWAY
- 1,000 +/- FEET OF FRONTAGE ON GATE PARKWAY
- SIGNALIZED INTERSECTION

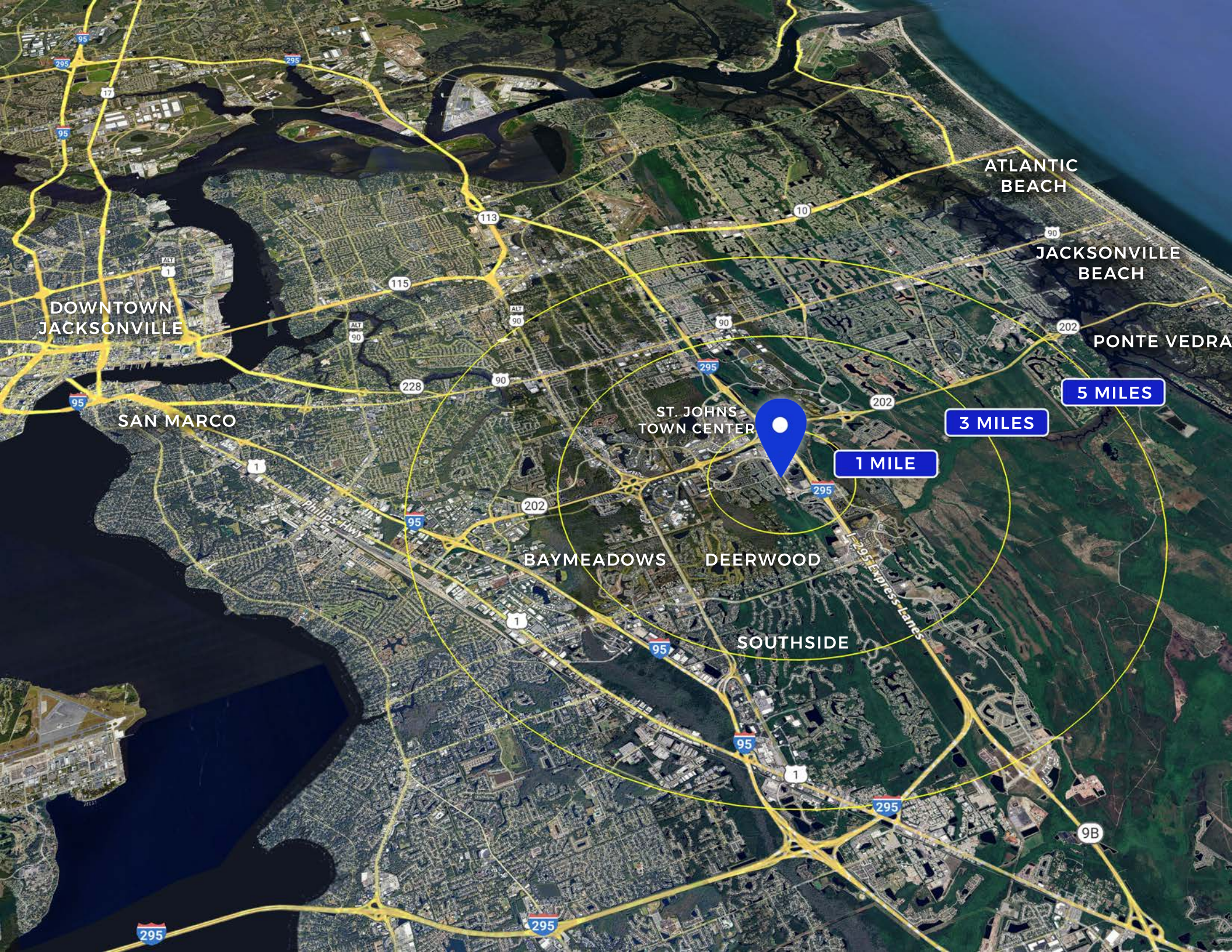


SURROUNDING RETAIL AREA



HIGH VISIBILITY
STRATEGIC
RETAIL SITE





ATLANTIC
BEACH

JACKSONVILLE
BEACH

PONTE VEDRA

5 MILES

3 MILES

1 MILE

DOWNTOWN
JACKSONVILLE

SAN MARCO

ST. JOHNS
TOWN CENTER

BAYMEADOWS

DEERWOOD

SOUTHSIDE

295

295

95

95

1

202

228

115

113

10

90

202

202

90

90

ALT
90

295

295

95

295

1

9B

DEMOGRAPHICS



	1 MILE	3 MILES
Population	9,206	77,714
Households	4,795	34,874
Median Age	35.10	33.90
Median HH Income	\$78,706	\$67,433
Daytime Employees	15,509	59,271
Population Growth '24 - '29	+3.50%	+5.74%
Household Growth '24 - '29	+3.48%	+5.97%

Source: CoStar Data

Traffic



Collection Street	Cross Street	Traffic Volume	Last Measured	Distance
I-295	J Turner Butler Blvd. N	6,548	2020	0.48
J Turner Butler Blvd. N	I-295 NW	24,684	2020	0.70
I-295	J Turner Butler Blvd. NE	18,635	2020	0.79
J Turner Butler Blvd.	St. Johns Bluff Rd. E	84,439	2022	0.81
J Turner Butler Blvd. N	River City Drive N	121,631	2022	0.81
Gate Parkway	Baymeadows	17,800		

Source: CoStar - TrafficMetrix® Products

Road Name	From	To	AADT	Year
Gate Parkway	Baymeadows Rd.	Belfort Road	17,800	2023

Source: Florida DOT

**FOR ADDITIONAL INQUIRIES
PLEASE CONTACT**

Justin Ashourian
(904) 962-3555